

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Newport Shores/Kennydale / 63

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 289

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$254,300	\$275,100	\$529,400	\$579,100	91.4%	15.70%
2006 Value	\$269,000	\$297,000	\$566,000	\$579,100	97.7%	15.38%
Change	+\$14,700	+\$21,900	+\$36,600		+6.3%	-0.32%
% Change	+5.8%	+8.0%	+6.9%		+6.9%	-2.04%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.32% and -2.04% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$352,300	\$283,800	\$636,100
2006 Value	\$372,900	\$308,400	\$681,300
Percent Change	+5.8%	+8.7%	+7.1%

Number of one to three unit residences in the Population: 1389

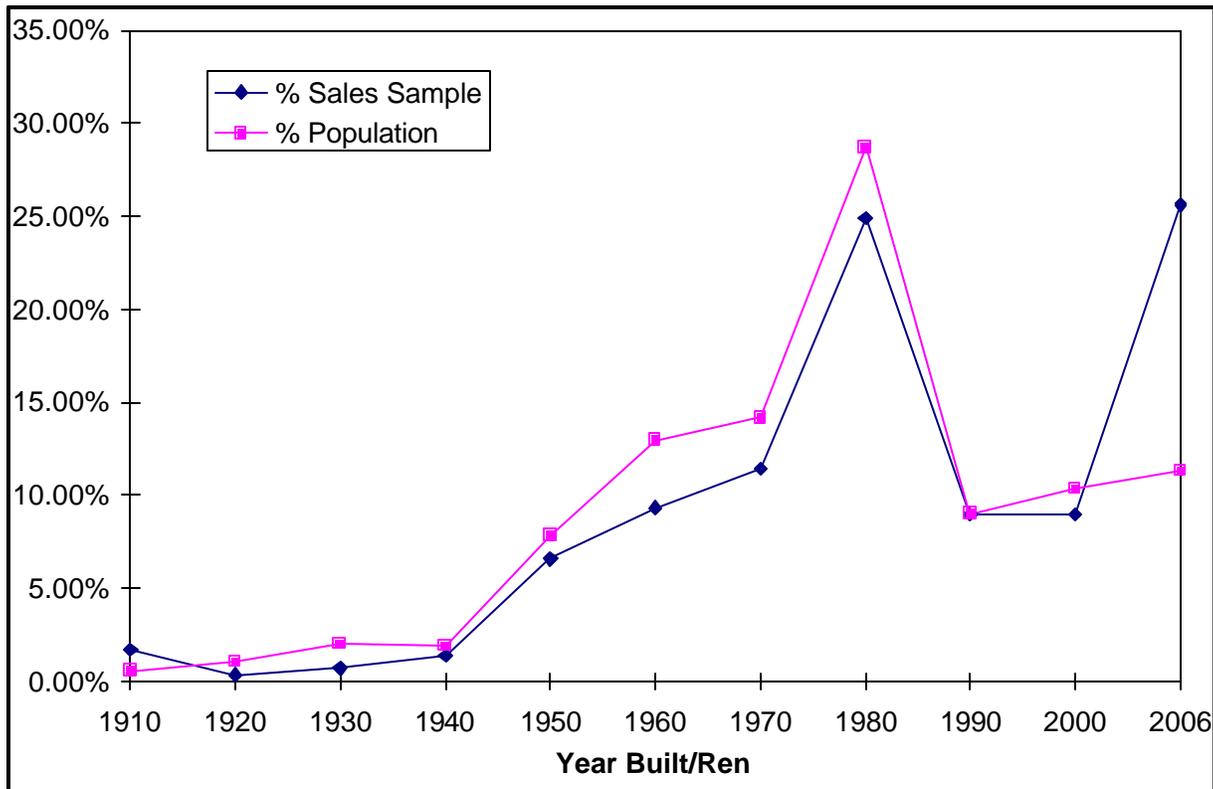
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, very small homes with Above Grade Living Area of 800 square feet or less had a low average ratio (assessed value/sale price) and will be adjusted upward more than others in the population. Those small homes with an Above Grade Living Area between 801 and 1500 square feet also had a lower average ratio and will be adjusted. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	5	1.73%
1920	1	0.35%
1930	2	0.69%
1940	4	1.38%
1950	19	6.57%
1960	27	9.34%
1970	33	11.42%
1980	72	24.91%
1990	26	9.00%
2000	26	9.00%
2006	74	25.61%
	289	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.58%
1920	15	1.08%
1930	28	2.02%
1940	27	1.94%
1950	109	7.85%
1960	180	12.96%
1970	197	14.18%
1980	399	28.73%
1990	125	9.00%
2000	144	10.37%
2006	157	11.30%
	1389	

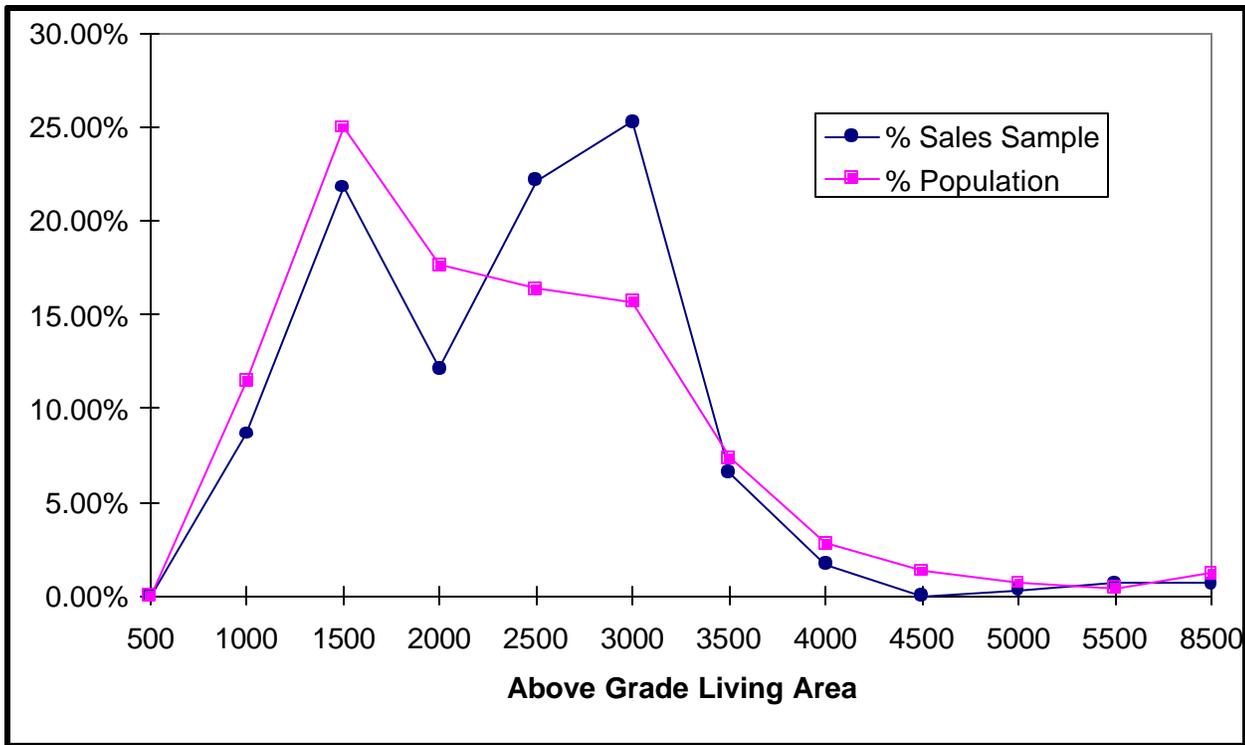


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	25	8.65%
1500	63	21.80%
2000	35	12.11%
2500	64	22.15%
3000	73	25.26%
3500	19	6.57%
4000	5	1.73%
4500	0	0.00%
5000	1	0.35%
5500	2	0.69%
8500	2	0.69%
	289	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	159	11.45%
1500	347	24.98%
2000	245	17.64%
2500	227	16.34%
3000	218	15.69%
3500	102	7.34%
4000	39	2.81%
4500	19	1.37%
5000	10	0.72%
5500	6	0.43%
8500	17	1.22%
	1389	

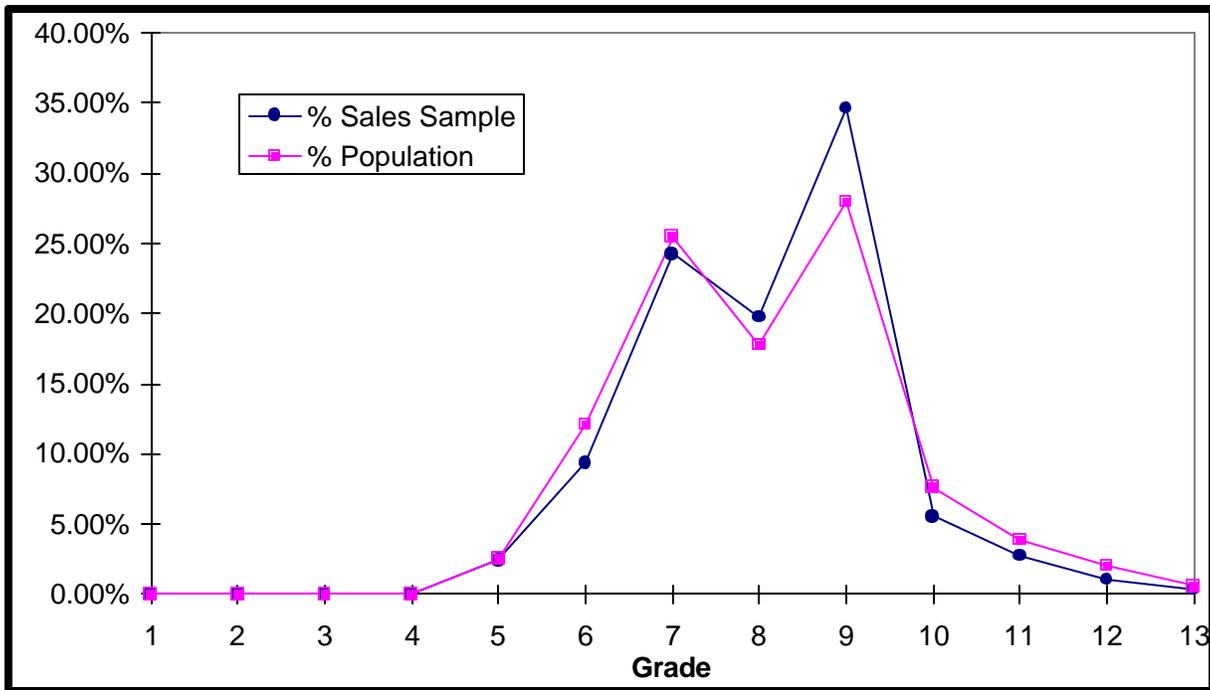


The sales sample frequency distribution follows the population distribution fairly closely except in the 2500 to 3000 square foot range with regard to Above Grade Living Area. This is a size range more typical of new homes that sell shortly after completion. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

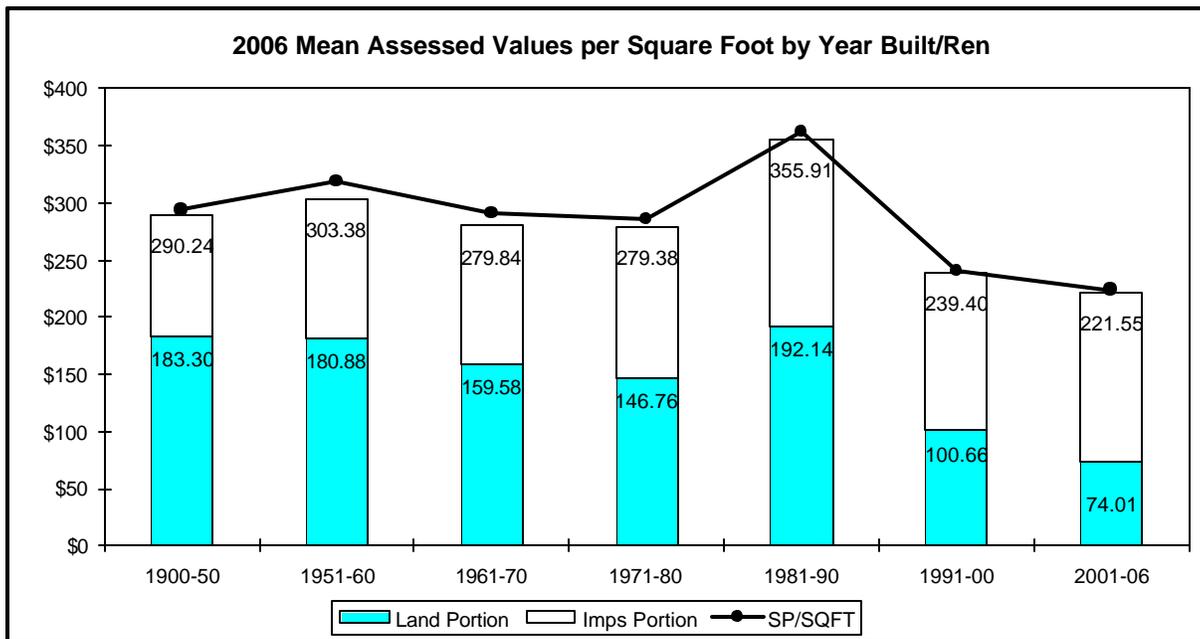
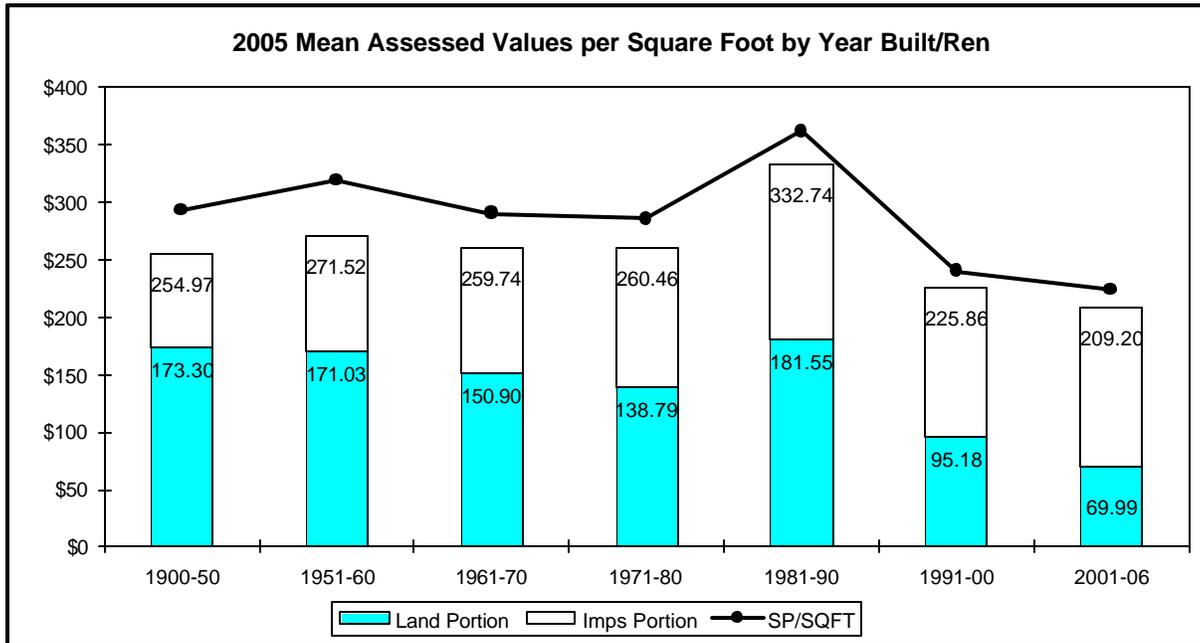
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	2.42%
6	27	9.34%
7	70	24.22%
8	57	19.72%
9	100	34.60%
10	16	5.54%
11	8	2.77%
12	3	1.04%
13	1	0.35%
	289	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	35	2.52%
6	168	12.10%
7	354	25.49%
8	247	17.78%
9	389	28.01%
10	106	7.63%
11	54	3.89%
12	28	2.02%
13	8	0.58%
	1389	



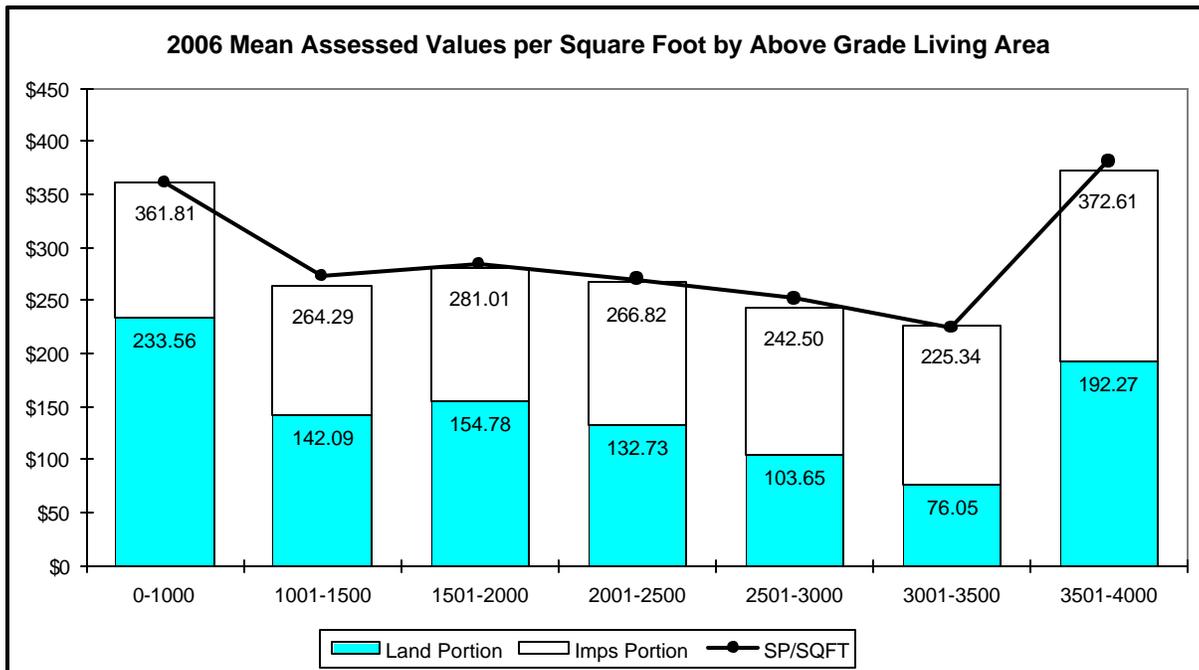
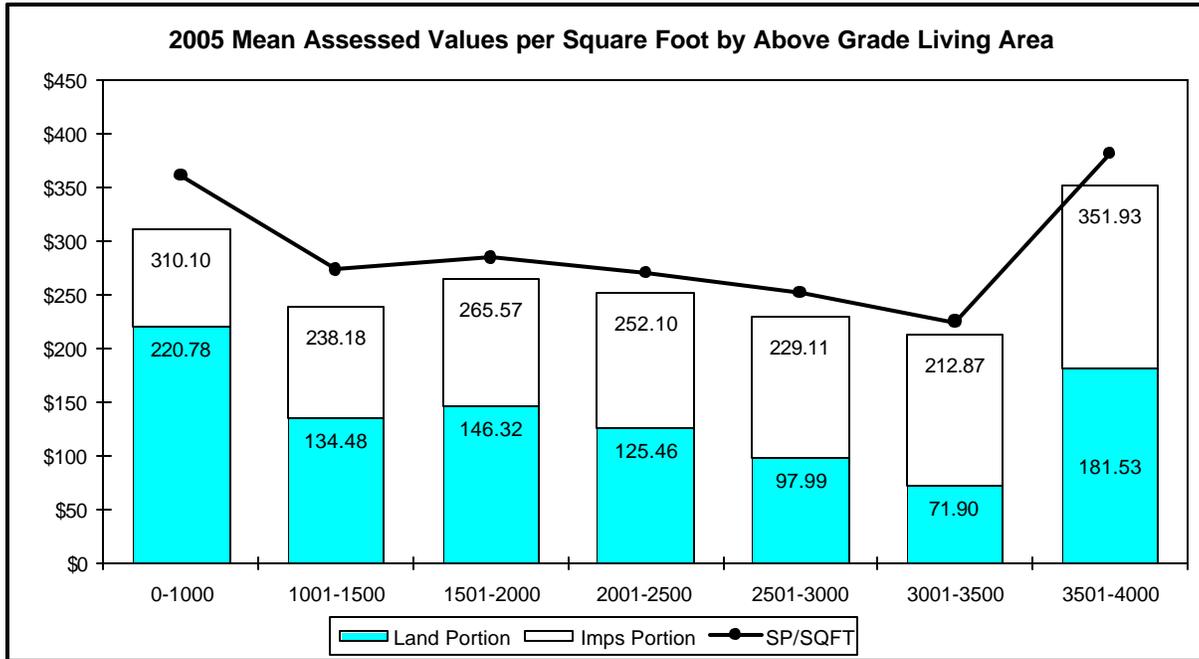
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2005 and 2006 Per Square Foot Values By Year Built / Renovated



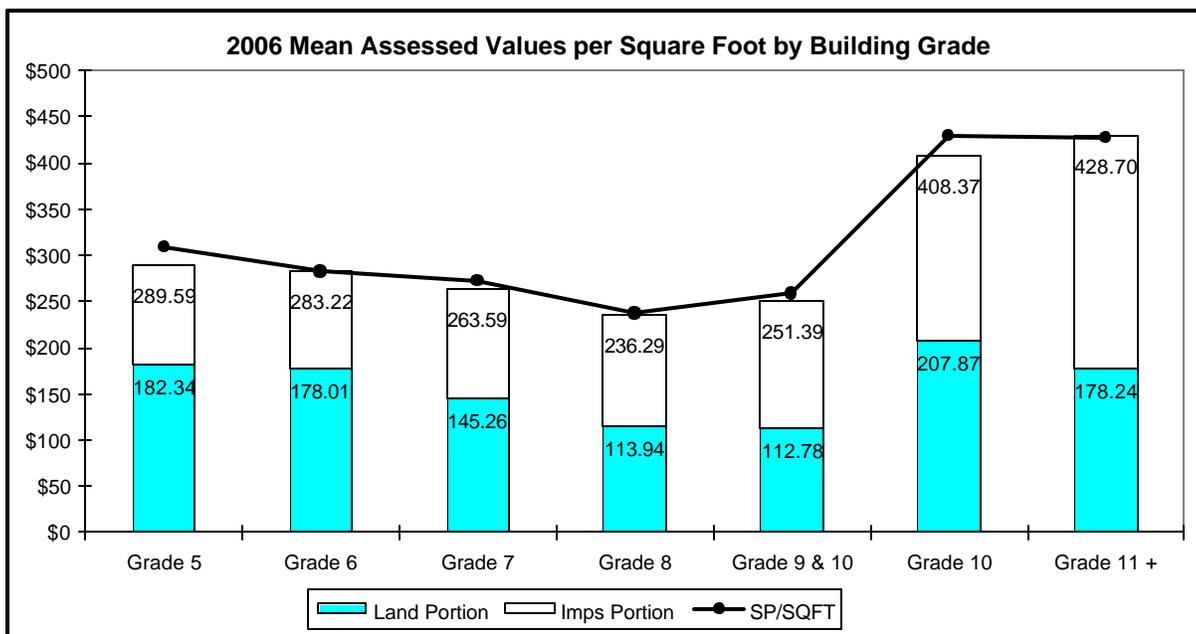
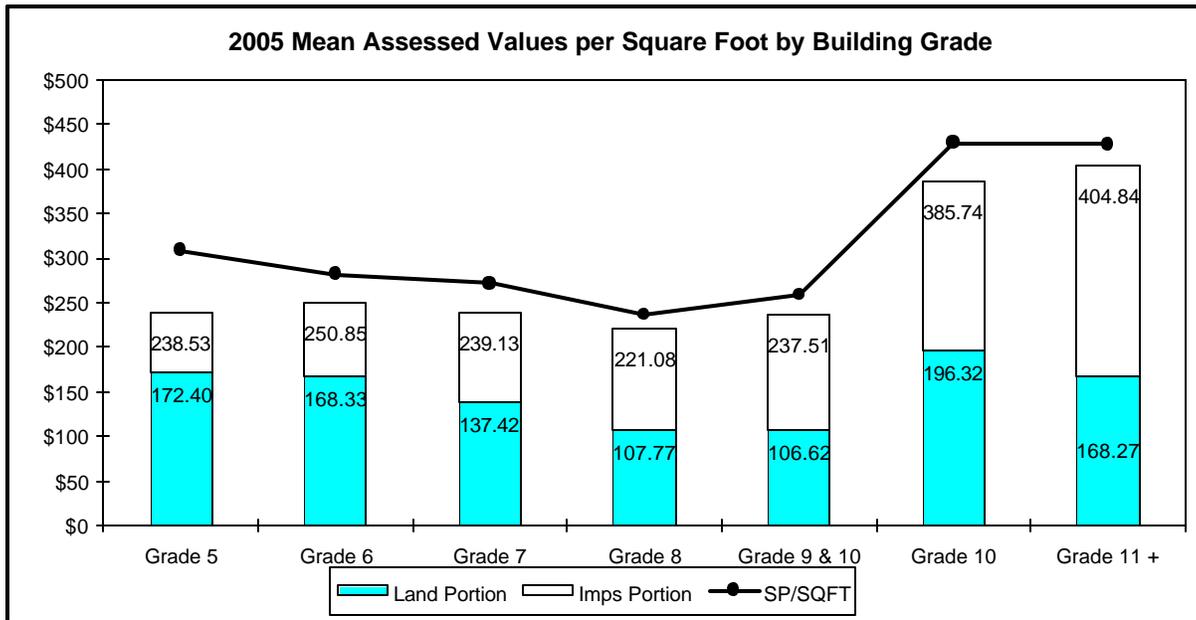
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Above Grade Living Area



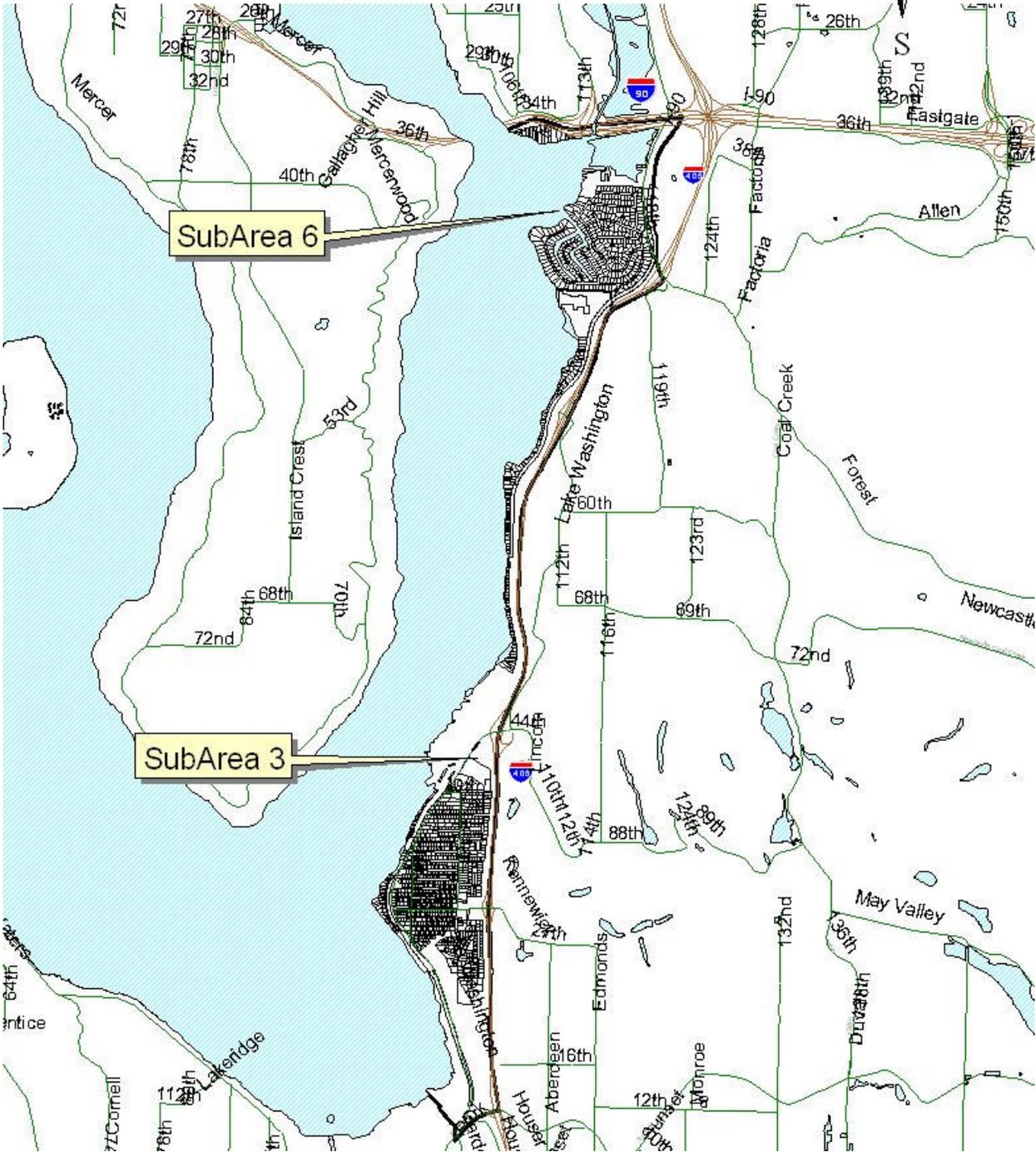
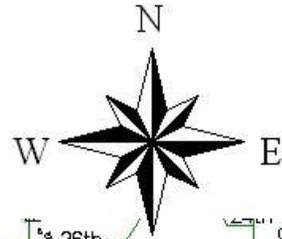
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2005 and 2006 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 63



Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 4 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.8% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

2006 Land Value = 2005 Land Value x 1.06, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 289 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, very small homes with Above Grade Living Area of 800 square feet or less were highly undervalued in the area, having a low average ratio (assessed value/sale price) and will be adjusted upward more than others in the population. Those small homes with an Above Grade Living Area between 801 and 1500 square feet also had a lower average ratio and will be adjusted upward more than others, although their adjustment will not be to the degree of the very small homes. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9440721 - .04428336 * \text{SmAgla} - .1562629 * \text{VSmAgla}$$

The resulting total value is rounded down to the next \$1,000, then:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the total value formula based on characteristics of the principle improvement.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.08).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00).
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2006 \text{ Total Value} = 2006 \text{ Land Value} + \text{Previous Improvement Value} * 1.08, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 63 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.92%

Very Small AGLA (<801 SF)	Yes
% Adjustment	21.01%
Small AGLA (801-1500 SF)	Yes
% Adjustment	5.21%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home with above ground living area of less than 801 SF would *approximately* receive a 26.93% upward adjustment (5.92% + 21.01%). There were 8 sales with less than 801 SF in above grade living area and a total of 43 such properties in the population.

For instance, a home with above ground living area between 801 and 1500 SF would *approximately* receive a 11.13% upward adjustment (5.92% + 5.21%). There were 80 sales with above ground living area between 801 and 1500 SF and 463 such properties in the population.

Generally homes with smaller above ground living area were at a lower assessment level than those which are larger in above grade living area. This model corrects for these strata differences.

64% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 63 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	7	0.790	0.947	19.8%	0.777	1.116
6	27	0.889	0.999	12.5%	0.939	1.059
7	70	0.890	0.973	9.3%	0.928	1.018
8	57	0.941	1.002	6.5%	0.968	1.036
9	100	0.919	0.973	5.8%	0.945	1.001
10	16	0.887	0.939	5.9%	0.856	1.022
11	8	0.935	0.990	5.9%	0.871	1.108
12	3	0.955	1.011	5.9%	0.568	1.454
13	1	0.923	0.977	5.9%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1940	12	0.872	0.968	11.0%	0.868	1.068
1941-1950	19	0.864	0.982	13.6%	0.910	1.053
1951-1960	27	0.859	0.944	9.9%	0.885	1.002
1961-1970	33	0.892	0.955	7.1%	0.895	1.015
1971-1980	72	0.915	0.976	6.7%	0.937	1.015
1981-1990	26	0.923	0.982	6.4%	0.906	1.058
1991-2000	26	0.931	0.986	5.9%	0.925	1.048
>2000	74	0.936	0.991	5.9%	0.962	1.021
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	150	0.921	0.980	6.4%	0.956	1.005
Good	91	0.894	0.963	7.8%	0.931	0.995
Very Good	48	0.923	0.991	7.4%	0.945	1.037
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	133	0.884	0.961	8.7%	0.932	0.990
1.5	10	0.878	0.943	7.4%	0.812	1.074
2+	146	0.933	0.988	5.9%	0.966	1.011
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	235	0.918	0.984	7.2%	0.964	1.004
6	54	0.906	0.961	6.1%	0.921	1.001

Area 63 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .977.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	8	0.783	0.992	26.7%	0.848	1.136
0801-1500	80	0.880	0.976	11.0%	0.939	1.013
1501-2000	35	0.934	0.988	5.8%	0.927	1.049
2001-2500	64	0.935	0.989	5.8%	0.955	1.024
2501-3000	73	0.910	0.963	5.8%	0.929	0.997
3001-4000	24	0.937	0.992	5.9%	0.931	1.053
>4000	5	0.902	0.955	5.9%	0.769	1.141
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	172	0.908	0.973	7.1%	0.951	0.995
Y	117	0.919	0.981	6.7%	0.951	1.011
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	255	0.908	0.972	7.0%	0.953	0.990
Y	34	0.932	0.993	6.5%	0.934	1.051
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<6000	119	0.927	0.995	7.3%	0.967	1.023
6000-9000	71	0.884	0.948	7.3%	0.912	0.984
9001-13000	36	0.930	1.000	7.5%	0.944	1.056
13001-16000	30	0.945	1.001	5.9%	0.945	1.056
16001-20000	21	0.918	0.971	5.9%	0.919	1.024
20001-45000	12	0.835	0.892	6.7%	0.781	1.003

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2005	Date of Report: 4/19/2006	Sales Dates: 1/2003 - 12/2005
Area Area 63	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	289
<i>Mean Assessed Value</i>	529,400
<i>Mean Sales Price</i>	579,100
<i>Standard Deviation AV</i>	340,914
<i>Standard Deviation SP</i>	378,484

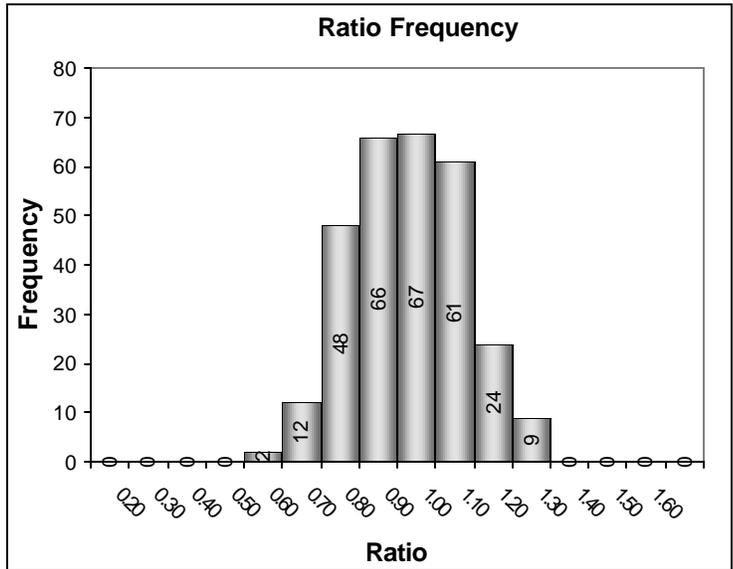
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.927
<i>Median Ratio</i>	0.926
<i>Weighted Mean Ratio</i>	0.914

UNIFORMITY	
<i>Lowest ratio</i>	0.574
<i>Highest ratio:</i>	1.276
<i>Coefficient of Dispersion</i>	12.98%
<i>Standard Deviation</i>	0.146
<i>Coefficient of Variation</i>	15.70%
<i>Price Related Differential (PRD)</i>	1.015

RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.900
<i>Upper limit</i>	0.954
95% Confidence: Mean	
<i>Lower limit</i>	0.911
<i>Upper limit</i>	0.944

SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	1389
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.146
Recommended minimum:	34
<i>Actual sample size:</i>	289
Conclusion:	OK

NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	146
<i># ratios above mean:</i>	143
<i>z:</i>	0.176
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

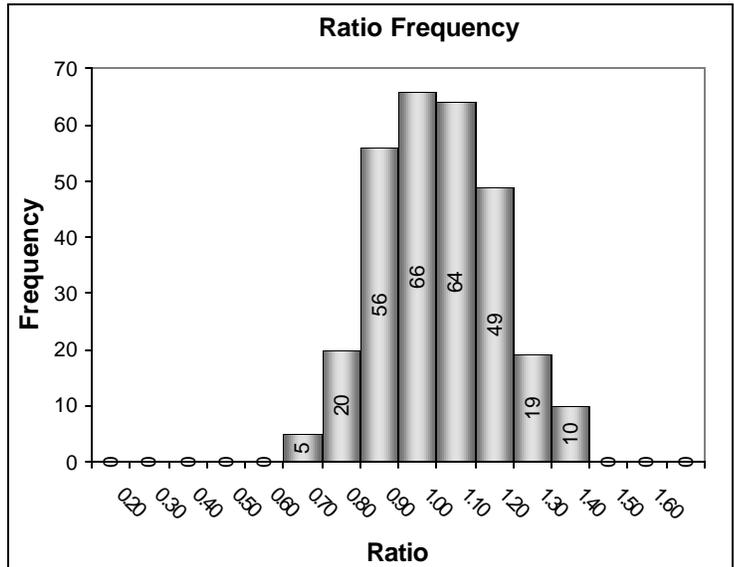
1 to 3 Unit Residences throughout area 63

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2006	Date of Report: 4/19/2006	Sales Dates: 1/2003 - 12/2005
Area Area 63	Appr ID: CLIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
<i>Sample size (n)</i>	289
<i>Mean Assessed Value</i>	566,000
<i>Mean Sales Price</i>	579,100
<i>Standard Deviation AV</i>	358,124
<i>Standard Deviation SP</i>	378,484
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.999
<i>Median Ratio</i>	0.995
<i>Weighted Mean Ratio</i>	0.977
UNIFORMITY	
<i>Lowest ratio</i>	0.608
<i>Highest ratio:</i>	1.353
<i>Coefficient of Dispersion</i>	12.70%
<i>Standard Deviation</i>	0.154
<i>Coefficient of Variation</i>	15.38%
<i>Price Related Differential (PRD)</i>	1.022
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.971
<i>Upper limit</i>	1.026
95% Confidence: Mean	
<i>Lower limit</i>	0.981
<i>Upper limit</i>	1.017
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	1389
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.154
Recommended minimum:	38
<i>Actual sample size:</i>	289
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	146
<i># ratios above mean:</i>	143
<i>z:</i>	0.176
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 63

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	1845	9/13/05	\$289,000	580	0	5	1943	4	5400	N	N	1119 N 33RD ST
003	334210	3280	5/10/05	\$235,000	680	0	5	1946	4	5600	N	N	2814 PARK AV N
003	334210	1945	5/25/04	\$260,000	790	0	5	1943	4	5400	N	N	1022 N 32ND ST
003	334210	1520	12/8/03	\$160,000	880	0	5	1910	3	5100	N	N	909 N 32ND ST
003	334210	0925	7/11/03	\$162,000	920	0	5	1942	3	5100	N	N	1020 N 28TH PL
003	334210	2220	9/13/05	\$289,900	1410	0	5	1933	3	5100	N	N	1004 N 33RD ST
003	334210	1920	11/9/04	\$310,000	800	0	6	1943	4	5400	N	N	1116 N 32ND ST
003	334210	1920	8/27/03	\$208,000	800	0	6	1943	4	5400	N	N	1116 N 32ND ST
003	334210	3222	6/6/05	\$295,000	820	0	6	1963	4	12161	N	N	1427 N 32ND ST
003	334210	0530	6/1/04	\$327,000	820	0	6	1990	3	5100	Y	N	2815 BURNETT AV N
003	334210	2290	10/20/03	\$216,000	820	0	6	1959	4	5400	N	N	1007 N 34TH ST
003	334210	2150	1/3/05	\$255,000	850	0	6	1905	4	5100	N	N	1200 N 33RD ST
003	334210	1085	5/28/03	\$193,000	850	0	6	1949	3	5400	N	N	1209 N 30TH ST
003	229650	0065	9/30/04	\$193,000	860	0	6	1906	5	10472	N	N	2422 MEADOW AV N
003	334210	0355	3/23/04	\$205,000	860	0	6	1985	4	5100	Y	N	805 N 31ST ST
003	334210	2095	5/19/03	\$253,000	870	870	6	1949	5	5100	N	N	1121 N 33RD PL
003	202405	9048	2/14/05	\$851,000	930	0	6	1940	3	6900	Y	Y	5633 PLEASURE POINT LN
003	334210	0126	1/27/03	\$175,000	960	0	6	1971	4	5100	N	N	3301 BURNETT AV N
003	229650	0120	12/21/05	\$280,000	970	0	6	1947	4	11000	N	N	1411 N 26TH ST
003	334210	2630	3/9/04	\$250,000	1010	0	6	1971	4	5100	N	N	1213 N 35TH ST
003	334210	1444	9/10/04	\$277,000	1070	0	6	1949	4	8100	N	N	1024 N 30TH ST
003	334210	1062	10/19/05	\$324,950	1120	0	6	1949	4	8100	N	N	1105 N 30TH ST
003	334210	2785	6/2/04	\$305,000	1140	0	6	1951	3	8100	Y	N	1001 N 36TH ST
003	334210	0920	8/25/04	\$244,000	1220	0	6	1977	4	5100	N	N	1026 N 28TH PL
003	334210	1685	9/27/05	\$302,500	1240	0	6	1931	4	5100	N	N	1106 N 31ST ST
003	334210	3150	5/5/04	\$315,000	1260	0	6	1949	3	20163	N	N	3515 MEADOW AV N
003	334210	0805	3/22/05	\$284,950	1270	0	6	1977	4	5100	N	N	1021 N 29TH ST
003	334210	0805	3/17/04	\$215,000	1270	0	6	1977	4	5100	N	N	1021 N 29TH ST
003	334210	1494	6/23/05	\$223,000	1290	0	6	1943	4	7648	N	N	902 N 30TH ST
003	334210	1693	11/19/03	\$275,000	1420	0	6	1949	4	7650	N	N	1036 N 31ST ST

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	3299	5/3/05	\$272,000	1440	0	6	1968	3	10450	N	N	1436 N 28TH ST
003	334270	0476	6/21/05	\$336,650	1490	620	6	1946	4	7000	N	N	3619 MEADOW AV N
003	334330	2460	4/14/05	\$825,000	770	770	7	1957	3	4255	Y	Y	6629 RIPLEY LN SE
003	334210	1495	9/13/05	\$352,500	890	860	7	1985	3	5099	N	N	906 N 30TH ST
003	334210	0015	8/31/05	\$380,000	960	960	7	1956	3	4860	Y	N	3407 BURNETT AV N
003	334210	1634	5/1/03	\$235,000	960	960	7	1976	3	5100	Y	N	3103 PARK AV N
003	334270	0459	7/15/03	\$270,950	980	280	7	1929	4	6996	N	N	3613 PARK AV N
003	334210	2645	5/31/05	\$376,000	1010	880	7	1973	5	6480	N	N	1200 N 34TH ST
003	334210	1600	5/14/04	\$255,000	1020	0	7	1972	3	5100	Y	N	1201 N 32ND ST
003	334210	2650	7/21/03	\$235,000	1020	0	7	1973	5	5400	N	N	1122 N 34TH ST
003	229650	0122	11/30/04	\$285,000	1060	0	7	1967	5	6975	N	N	1409 N 26TH ST
003	334210	1810	11/10/04	\$318,000	1060	500	7	1976	4	5400	Y	N	1025 N 33RD ST
003	334210	1996	10/24/03	\$230,000	1100	0	7	1953	4	8100	N	N	3202 BURNETT AV N
003	183150	0040	10/8/03	\$271,000	1130	0	7	1965	4	9838	N	N	3221 MEADOW AV N
003	334270	0535	8/25/04	\$289,500	1140	0	7	1969	5	7760	Y	N	1317 N 40TH ST
003	334210	1120	3/1/05	\$370,600	1150	700	7	1969	4	10200	Y	N	2907 PARK AV N
003	362860	0035	12/20/05	\$555,000	1160	1120	7	1963	4	8179	Y	N	1208 N 37TH ST
003	334210	2180	5/19/05	\$385,000	1160	540	7	1987	4	5100	N	N	1108 N 33RD ST
003	334210	3161	6/29/04	\$285,000	1160	1000	7	1960	4	8081	N	N	1426 N 34TH ST
003	334210	2535	5/11/04	\$309,950	1160	550	7	1972	4	5400	Y	N	1001 N 35TH ST
003	334210	0830	5/24/05	\$433,950	1170	800	7	1972	4	5100	N	N	1113 N 29TH ST
003	334210	1291	8/12/03	\$285,000	1180	590	7	1974	3	6750	N	N	1015 N 31ST ST
003	183150	0010	10/27/03	\$251,000	1200	0	7	1962	3	9843	N	N	3203 MEADOW AV N
003	334210	0789	6/23/03	\$279,900	1220	590	7	1978	3	5100	N	N	1011 N 29TH ST
003	334210	1630	3/28/05	\$275,000	1250	1000	7	1961	3	9180	Y	N	3113 PARK AV N
003	334210	0510	4/19/04	\$323,000	1260	0	7	1950	4	7140	Y	N	808 N 29TH ST
003	682870	0026	4/27/04	\$799,000	1260	390	7	1930	3	4600	Y	Y	5465 PLEASURE POINT LN
003	334210	2145	6/16/05	\$395,000	1270	570	7	1987	4	5100	Y	N	1208 N 33RD ST
003	334210	1070	4/28/05	\$270,000	1270	0	7	1971	5	5400	N	N	1115 N 30TH ST
003	334210	2497	2/22/05	\$417,500	1280	600	7	1977	5	5400	N	N	3310 BURNETT AV N
003	229650	0119	4/17/05	\$315,000	1280	630	7	1967	5	7475	N	N	2603 MEADOW AV N

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	3187	1/28/04	\$290,500	1280	0	7	1955	5	11048	N	N	1305 N 34TH ST
003	229650	0119	4/14/03	\$259,950	1280	630	7	1967	5	7475	N	N	2603 MEADOW AV N
003	334210	1270	6/17/04	\$275,900	1290	0	7	1970	5	5670	N	N	929 N 31ST ST
003	334210	3001	6/24/05	\$496,000	1300	0	7	1957	5	8100	Y	N	3502 BURNETT AV N
003	322405	9062	11/2/04	\$385,000	1300	0	7	1945	5	30492	N	N	1424 N 40TH ST
003	229650	0103	4/2/04	\$225,000	1300	0	7	1954	5	8040	N	N	2711 MEADOW AV N
003	334210	1051	7/26/05	\$440,000	1310	0	7	2004	3	8100	N	N	1103 N 30TH ST
003	334210	1885	4/7/03	\$294,800	1310	860	7	1981	3	5400	Y	N	1224 N 32ND ST
003	334210	0360	6/1/04	\$420,000	1330	840	7	1987	4	5100	Y	N	801 N 31ST ST
003	334210	1182	10/13/04	\$299,950	1360	0	7	1955	5	6480	N	N	1112 N 29TH ST
003	229650	0080	2/15/05	\$276,950	1390	0	7	1967	3	8632	N	N	2610 MEADOW AV N
003	334210	2433	3/17/05	\$335,900	1400	0	7	1997	3	7020	N	N	1106 N 33RD PL
003	052305	9050	3/27/03	\$226,000	1400	0	7	1957	4	6724	N	N	2717 MEADOW AV N
003	334210	3186	10/1/04	\$369,500	1440	0	7	1955	5	11880	Y	N	3314 PARK AV N
003	334210	2383	9/24/03	\$250,500	1440	0	7	1958	4	8100	N	N	1213 N 34TH ST
003	322405	9045	6/15/04	\$493,800	1490	1000	7	1951	5	11700	Y	N	4005 PARK AV N
003	229650	0118	9/20/04	\$278,000	1490	0	7	1968	4	7475	N	N	1412 N 26TH ST
003	334210	2295	6/28/05	\$445,000	1510	800	7	1972	4	5400	Y	N	1009 N 34TH ST
003	334210	3178	11/9/05	\$385,000	1530	600	7	1963	3	5664	N	N	1302 N 34TH ST
003	334210	3149	2/10/05	\$339,950	1540	0	7	1968	5	8400	N	N	1429 N 36TH ST
003	334270	0382	4/11/03	\$340,000	1590	1170	7	1968	5	8393	Y	N	3708 LAKE WASHINGTON BL N
003	334210	2216	6/10/05	\$385,000	1610	0	7	1963	5	7650	N	N	1010 N 33RD ST
003	229650	0082	5/25/05	\$285,000	1630	0	7	1965	5	8415	N	N	2616 MEADOW AV N
003	334270	0610	4/24/03	\$220,000	1690	0	7	1977	4	10854	N	N	3600 MEADOW AV N
003	334210	2425	12/20/05	\$476,000	1700	1700	7	1975	4	10800	N	N	1112 N 33RD PL
003	334210	2425	7/8/03	\$377,500	1700	1700	7	1975	4	10800	N	N	1112 N 33RD PL
003	334330	2120	4/23/03	\$695,000	1710	0	7	1989	3	4700	Y	Y	6236 HAZELWOOD LN
003	334210	0160	7/28/04	\$353,700	1720	0	7	1947	4	5100	Y	N	803 N 33RD ST
003	229650	0107	8/30/05	\$275,000	1720	0	7	1959	5	8040	N	N	2715 MEADOW AV N
003	334210	2735	10/26/05	\$431,000	1770	0	7	1986	4	10800	N	N	916 N 34TH ST
003	334210	1110	8/1/03	\$278,000	1800	0	7	1985	3	5100	Y	N	1221 N 30TH ST

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	3135	8/15/03	\$250,000	1930	0	7	1954	4	10279	N	N	1311 N 36TH ST
003	334270	0540	4/21/05	\$319,950	1960	0	7	1965	4	12839	N	N	3932 MEADOW AV N
003	334330	2500	3/23/04	\$975,000	2050	0	7	1959	5	4116	Y	Y	6801 RIPLEY LN SE
003	334210	3025	7/26/05	\$587,000	2070	1390	7	1959	4	6750	Y	N	910 N 36TH ST
003	334270	0492	6/28/04	\$400,000	2080	0	7	1959	4	9000	N	N	3705 MEADOW AV N
003	334270	0615	7/28/05	\$320,000	2150	0	7	1906	4	13235	N	N	3606 MEADOW AV N
003	334210	0280	10/11/05	\$575,000	2160	0	7	1937	5	6642	Y	N	3110 LAKE WASHINGTON BL N
003	334210	3204	7/17/03	\$328,426	2280	0	7	2001	3	6500	N	N	1316 N 32ND ST
003	682870	0035	9/18/03	\$875,000	2800	0	7	1992	3	12300	Y	Y	5455 PLEASURE POINT LN
003	334210	1115	8/1/03	\$403,000	3030	0	7	1981	4	5100	Y	N	2913 PARK AV N
003	334210	2985	7/6/05	\$355,000	1020	0	8	1954	4	7830	Y	N	908 N 35TH ST
003	334210	0385	10/5/04	\$439,950	1140	750	8	1955	4	9070	Y	N	3010 LAKE WASHINGTON BL N
003	362915	0020	12/19/05	\$619,000	1240	1080	8	1977	5	8777	Y	N	3805 PARK AV N
003	334330	2780	9/2/03	\$685,000	1330	840	8	1977	3	3990	Y	Y	7029 RIPLEY LN SE
003	334210	2971	5/4/04	\$425,000	1380	1000	8	1958	5	9720	Y	N	1002 N 35TH ST
003	334210	2760	8/15/03	\$439,888	1400	610	8	1979	4	5400	Y	N	905 N 36TH ST
003	334210	2940	8/5/03	\$325,000	1440	0	8	1910	4	8100	N	N	1102 N 35TH ST
003	334210	3136	9/9/05	\$480,000	1500	1500	8	1977	5	12850	N	N	3508 PARK AV N
003	334210	2245	9/17/03	\$292,500	1510	0	8	1948	4	10200	N	N	902 N 33RD ST
003	334210	2880	10/23/03	\$359,000	1520	940	8	2001	3	5400	N	N	3503 PARK AV N
003	334210	3192	10/22/03	\$355,000	1540	910	8	1981	4	10847	N	N	1401 N 34TH ST
003	334210	2927	7/21/03	\$332,500	1550	900	8	1990	3	5400	N	N	1108 N 35TH ST
003	334210	3795	8/24/04	\$950,000	1620	1520	8	1957	4	8800	Y	Y	3217 MOUNTAIN VIEW AV N
003	334270	0530	9/23/04	\$449,000	1740	1010	8	1977	5	19680	N	N	3921 MEADOW AV N
003	334270	0533	3/29/04	\$270,000	1750	0	8	1977	4	12600	N	N	3927 MEADOW AV N
003	258850	0030	1/20/05	\$800,000	1830	0	8	1971	3	16200	Y	N	4730 LAKEHURST LN
003	334270	0110	11/17/03	\$650,000	1830	0	8	1975	4	2800	Y	Y	3825 LAKE WASHINGTON BL N
003	334210	0150	8/25/04	\$459,900	1850	700	8	1952	4	10200	Y	N	807 N 33RD ST
003	334210	3212	5/24/04	\$515,000	1960	1210	8	1961	5	19275	Y	N	3302 PARK AV N
003	334210	0995	5/10/05	\$387,000	1980	0	8	1998	3	5400	N	N	905 N 30TH ST
003	334270	0527	5/19/03	\$280,000	2050	0	8	2000	3	4817	N	N	3915 MEADOW AV N

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	3226	9/9/03	\$365,000	2080	0	8	2001	3	6292	Y	N	3101 MEADOW PL N
003	334210	0370	11/13/03	\$435,000	2090	0	8	2000	3	5100	Y	N	711 N 31ST ST
003	413430	0025	9/15/04	\$995,000	2110	0	8	1951	4	5000	Y	Y	4845 LAKEHURST LN
003	334270	0548	7/22/05	\$367,000	2120	0	8	2000	3	4823	N	N	3920 MEADOW AV N
003	334330	1910	9/28/04	\$870,000	2120	0	8	1963	5	5040	Y	Y	6011 HAZELWOOD LN
003	334270	0544	3/13/03	\$270,000	2120	0	8	2000	3	4822	N	N	3930 MEADOW AV N
003	413430	0075	9/20/04	\$1,050,000	2140	0	8	1987	4	4100	Y	Y	5021 LAKEHURST LN
003	362915	0050	10/28/05	\$500,000	2160	0	8	1977	5	9821	Y	N	1208 N 38TH ST
003	334210	1420	4/28/03	\$310,000	2190	0	8	1990	3	5400	N	N	1116 N 30TH ST
003	334270	0638	5/21/03	\$372,400	2220	0	8	2003	3	5785	N	N	1322 N 39TH ST
003	362915	0080	11/24/04	\$450,000	2230	620	8	1976	5	7606	Y	N	1124 N 38TH ST
003	334210	2130	4/1/05	\$510,000	2250	790	8	1992	3	5100	N	N	1216 N 33RD ST
003	334210	3231	5/23/05	\$389,990	2260	0	8	2005	3	8153	N	N	3120 GARDEN AV N
003	334270	0550	10/8/04	\$289,000	2270	0	8	2000	3	4621	N	N	3922 MEADOW AV N
003	334210	3228	12/17/03	\$365,000	2310	0	8	2003	3	5573	N	N	3106 MEADOW PL N
003	334210	3224	4/4/03	\$369,950	2310	0	8	2003	3	5573	N	N	3107 MEADOW PL N
003	334210	1275	4/4/03	\$395,000	2340	0	8	2001	3	5700	N	N	935 N 31ST ST
003	334210	3221	7/27/04	\$382,000	2420	0	8	2004	3	8414	N	N	3126 GARDEN AV N
003	334210	3239	5/10/05	\$499,990	2460	0	8	2005	3	5483	Y	N	3102 GARDEN AV N
003	334210	3220	3/18/03	\$386,990	2470	0	8	2002	3	4708	N	N	1405 N 32ND ST
003	334270	0482	8/11/03	\$335,000	2470	0	8	1978	4	9669	N	N	1403 N 37TH ST
003	334210	0580	4/9/03	\$549,950	2500	0	8	1957	4	17780	Y	N	2807 BURNETT AV N
003	334210	3232	8/6/03	\$383,415	2540	0	8	2002	3	4806	N	N	1411 N 32ND ST
003	334270	0481	11/18/05	\$485,000	2550	0	8	2005	3	4600	N	N	3615 MEADOW AV N
003	334210	1330	4/29/03	\$415,000	2570	0	8	2003	3	5370	N	N	1111 N 31ST ST
003	322405	9083	4/22/05	\$503,000	2590	610	8	1996	3	9603	N	N	1328 N 40TH ST
003	334210	0780	5/18/05	\$479,000	2600	0	8	1998	3	5100	Y	N	1005 N 29TH ST
003	334210	0640	8/13/03	\$469,000	2620	0	8	1996	3	5100	Y	N	929 N 28TH PL
003	334210	1940	6/24/03	\$490,000	2650	0	8	2000	3	5400	N	N	1028 N 32ND ST
003	334270	0636	9/24/03	\$374,950	2660	0	8	2003	3	5187	N	N	1404 N 39TH ST
003	334210	3227	6/16/03	\$399,950	2690	0	8	2003	3	6189	N	N	3100 MEADOW PL N

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334210	3223	2/28/03	\$390,000	2690	0	8	2002	3	7196	N	N	3111 MEADOW PL N
003	334210	1305	6/13/03	\$449,000	2730	0	8	2003	3	5400	N	N	1035 N 31ST ST
003	334210	1325	9/3/03	\$425,000	2790	0	8	2003	3	5370	N	N	1107 N 31ST ST
003	052305	9077	3/2/05	\$665,000	2800	1100	8	2004	3	5000	Y	N	2409 MEADOW AV N
003	334270	0640	2/21/03	\$414,950	2900	0	8	2003	3	6201	N	N	1328 N 39TH ST
003	334210	2759	3/26/04	\$575,000	1800	1750	9	1978	4	10800	Y	N	903 N 36TH ST
003	334210	3133	9/27/04	\$628,900	1960	1150	9	1996	3	8447	Y	N	1309 N 36TH ST
003	334270	0507	5/4/05	\$469,950	2030	0	9	1998	3	6893	N	N	1412 N 38TH ST
003	164450	0450	5/9/05	\$575,000	2130	0	9	2002	3	5175	N	N	1200 N 27TH PL
003	413430	0035	8/16/04	\$1,300,000	2160	0	9	1974	5	3450	Y	Y	4855 LAKEHURST LN
003	164450	0180	8/10/05	\$599,485	2220	970	9	2005	3	5608	N	N	2704 WILLIAMS AV N
003	052305	9024	2/25/03	\$590,000	2240	1870	9	1991	3	9252	Y	N	1325 N 24TH ST
003	413430	0276	12/27/04	\$640,000	2250	0	9	1977	3	9666	Y	N	11211 SE 50TH PL
003	334270	0518	3/24/03	\$324,950	2267	0	9	1998	4	6964	N	N	1426 N 38TH ST
003	334270	0517	4/1/04	\$390,000	2280	0	9	1998	3	6897	N	N	1420 N 38TH ST
003	164450	0160	2/17/04	\$479,000	2290	0	9	2004	3	6450	Y	N	2712 WILLIAMS AV N
003	164450	0440	3/11/04	\$490,000	2320	0	9	2004	3	8972	N	N	1140 N 27TH PL
003	164450	0300	6/20/03	\$625,000	2350	580	9	2002	3	5250	Y	N	912 N 27TH PL
003	164450	0020	3/25/03	\$469,000	2410	0	9	2003	3	5102	N	N	1209 N 27TH PL
003	334210	3134	10/12/04	\$496,000	2470	0	9	1996	3	7451	N	N	1305 N 36TH ST
003	334270	0525	12/30/05	\$515,000	2490	0	9	2004	3	6382	N	N	1405 NE 39TH PL
003	334270	0525	5/17/04	\$425,000	2490	0	9	2004	3	6382	N	N	1405 NE 39TH PL
003	334270	0524	11/19/04	\$519,250	2530	0	9	2001	3	6802	N	N	1411 39TH PL NE
003	164450	0380	9/15/03	\$457,500	2550	0	9	2003	3	5805	Y	N	1104 N 27TH PL
003	164450	0200	8/19/05	\$790,000	2570	920	9	2004	3	5517	N	N	2626 WILLIAMS AV N
003	164450	0320	8/31/04	\$565,000	2570	0	9	2004	3	5250	Y	N	1008 N 27TH PL
003	164450	0390	8/8/03	\$464,000	2570	0	9	2003	3	5880	Y	N	1110 N 27TH PL
003	229650	0131	11/20/03	\$489,900	2600	2060	9	1979	5	9900	Y	N	2413 MEADOW AV N
003	334270	0320	8/27/03	\$840,000	2630	560	9	1992	3	2985	Y	Y	3607 LAKE WASHINGTON BL
003	164450	0090	2/21/03	\$560,000	2640	0	9	2002	3	4650	Y	N	11035 N 27TH PL
003	164450	0140	5/23/05	\$689,000	2680	400	9	2003	3	5213	Y	N	1003 N 27TH PL

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	164450	0140	12/2/03	\$619,000	2680	400	9	2003	3	5213	Y	N	1003 N 27TH PL
003	334210	1635	6/16/05	\$600,000	2710	0	9	2002	3	5100	N	N	1222 N 31ST ST
003	334210	1635	5/12/03	\$445,000	2710	0	9	2002	3	5100	N	N	1222 N 31ST ST
003	164450	0420	12/29/05	\$654,000	2730	0	9	2001	3	5620	Y	N	1128 N 27TH PL
003	164450	0470	4/26/04	\$539,000	2730	0	9	2004	3	4969	N	N	1212 N 27TH PL
003	164450	0070	5/5/03	\$539,950	2730	0	9	2003	3	6726	N	N	1115 N 27TH PL
003	164450	0420	1/4/05	\$585,000	2730	0	9	2001	3	5620	Y	N	1128 N 27TH PL
003	164450	0130	2/3/05	\$585,000	2730	0	9	2001	3	4861	Y	N	1011 N 27TH PL
003	164450	0210	9/3/04	\$880,000	2780	970	9	2004	3	6835	Y	N	2620 WILLIAMS AV N
003	164450	0290	12/28/05	\$875,000	2800	630	9	2002	3	5509	Y	N	906 N 27TH PL
003	164450	0290	6/13/03	\$645,000	2800	630	9	2002	3	5509	Y	N	906 N 27TH PL
003	334270	0523	4/28/03	\$465,000	2810	0	9	2001	3	8289	N	N	1321 N 39TH ST
003	164450	0340	6/22/04	\$565,000	2833	0	9	2004	3	5250	Y	N	1020 N 27TH PL
003	322405	9038	1/22/03	\$535,000	2890	0	9	1993	3	35719	Y	N	1312 N 40TH ST
003	164450	0330	6/8/05	\$680,000	2900	0	9	2003	3	5250	Y	N	1014 N 27TH PL
003	164450	0060	10/25/04	\$589,000	2900	0	9	2004	3	8271	N	N	1161 N 27TH PL
003	164450	0330	2/11/04	\$556,000	2900	0	9	2003	3	5250	Y	N	1014 N 27TH PL
003	164450	0110	4/22/05	\$650,000	2910	0	9	2002	3	4650	Y	N	1023 N 27TH PL
003	334270	0521	6/20/05	\$624,900	3000	0	9	2001	3	7248	Y	N	1315 N 39TH ST
003	334270	0521	3/3/03	\$486,366	3000	0	9	2001	3	7248	Y	N	1315 N 39TH ST
003	164450	0310	6/23/03	\$590,000	3030	0	9	2002	3	5250	Y	N	1002 N 27TH PL
003	164450	0410	2/21/03	\$490,000	3030	0	9	2001	3	5250	Y	N	1122 N 27TH PL
003	164450	0190	12/7/04	\$629,990	3050	0	9	2004	3	8395	N	N	2700 WILLIAMS AV N
003	334210	2200	3/4/03	\$489,000	3060	0	9	2003	3	5100	Y	N	1022 N 33RD ST
003	334210	2195	11/10/03	\$500,000	3120	0	9	2003	3	5100	N	N	1028 N 33RD ST
003	334210	2195	2/5/03	\$455,500	3120	0	9	2003	3	5100	N	N	1028 N 33RD ST
003	334210	2442	4/14/04	\$500,000	3180	0	9	2004	3	5404	N	N	1100 NE 33RD PL
003	229650	0138	4/28/04	\$680,000	3350	1460	9	1988	4	35475	Y	N	2415 PARK PL N
003	334210	2441	3/26/04	\$573,888	3480	0	9	2004	3	5404	N	N	1022 NE 33RD PL
003	334330	2370	6/9/05	\$1,905,000	3860	1050	9	1990	3	8820	Y	Y	6611 RIPLEY LN SE
003	334330	2090	6/2/04	\$1,200,000	1760	1130	10	2001	3	7000	Y	Y	6224 HAZELWOOD LN

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	334330	1980	5/29/03	\$1,180,000	2080	1230	10	1989	3	5213	Y	Y	6027 HAZELWOOD LN
003	334330	1970	11/29/04	\$1,495,000	2190	1240	10	1989	3	5116	Y	Y	6025 HAZELWOOD LN
003	334330	2110	4/23/03	\$1,030,000	2370	420	10	1989	3	6300	Y	Y	6232 HAZELWOOD LN
003	164450	0240	4/26/04	\$845,000	2470	1380	10	2003	3	6219	Y	N	2707 WILLIAMS AV N
003	164450	0220	11/5/04	\$858,000	2600	0	10	2004	3	7207	Y	N	2621 WILLIAMS AV N
003	334210	4029	10/7/04	\$1,550,000	2870	0	10	1987	3	4300	Y	Y	2811 MOUNTAIN VIEW AV N
003	164450	0250	5/9/05	\$965,000	2950	960	10	2005	3	5595	Y	N	2711 WILLIAMS AV N
003	164450	0260	6/22/04	\$927,000	3060	1280	10	2003	3	5590	Y	N	2715 WILLIAMS AV N
003	334210	4050	6/9/05	\$1,017,800	3060	0	10	1979	3	2750	Y	Y	2727 MOUNTAIN VIEW AV N
003	164450	0270	10/4/04	\$1,120,000	3080	1450	10	2002	3	7614	Y	N	2719 WILLIAMS AV N
003	164450	0150	2/22/05	\$777,000	3110	0	10	2002	3	6728	Y	N	2716 WILLIAMS AV N
003	334270	0230	5/10/05	\$1,345,000	2400	970	11	1989	3	3217	Y	Y	3711 LAKE WASHINGTON BL N
003	334270	0240	6/22/04	\$1,200,000	2460	950	11	1990	3	3240	Y	Y	3713 LAKE WASHINGTON BL N
003	334210	0495	8/26/05	\$880,000	3170	790	11	2005	3	5100	Y	N	712 N 29TH ST
003	334270	0385	4/25/05	\$980,000	3290	2430	11	1989	3	15081	Y	N	1101 N 38TH ST
003	682810	0085	8/30/04	\$1,310,000	3930	300	11	1997	3	15354	Y	Y	5659 PLEASURE POINT LN
003	334330	2875	1/17/05	\$1,860,000	5010	0	11	2000	3	10961	Y	Y	5031 RIPLEY LN N
003	334330	2630	1/5/04	\$1,545,000	3000	1500	12	2003	3	4294	Y	Y	6831 RIPLEY LN N
003	334210	3924	6/15/04	\$2,700,000	6020	0	13	2004	3	13120	Y	Y	3009 MOUNTAIN VIEW AV N
006	162405	9121	8/29/05	\$285,000	670	0	5	1953	4	10454	N	N	4256 LAKE WASHINGTON BL SE
006	162405	9300	4/14/03	\$250,000	730	450	6	1912	5	21969	Y	N	4326 LAKE WASHINGTON BL
006	082405	9229	9/17/04	\$885,000	1580	0	9	1967	4	16117	Y	Y	10843 SE LAKE RD
006	606530	0600	12/6/04	\$540,000	1600	560	9	1973	3	14391	N	N	13 CASCADE KY
006	606530	0570	4/28/05	\$874,000	1680	1540	9	1973	5	15600	N	N	3 SKAGIT KY
006	606530	1040	3/18/04	\$630,000	1780	1130	9	1972	3	15350	N	N	5 SKAGIT KY
006	606530	1350	6/13/05	\$885,000	2110	0	9	1967	4	21700	N	N	37 TATOOSH KY
006	606531	0260	11/13/03	\$725,000	2110	620	9	1977	5	13903	N	N	15 NEWPORT KY
006	082405	9267	12/12/03	\$586,000	2110	2110	9	1966	4	13507	Y	N	11003 SE LAKE RD
006	606530	0100	6/14/04	\$525,000	2210	0	9	1974	4	18242	N	N	20 CASCADE KY
006	606531	1120	9/23/05	\$720,000	2240	0	9	1976	4	16370	N	N	12 LOPEZ KY
006	606530	0030	3/10/04	\$694,000	2270	840	9	1974	4	17149	N	N	6 CASCADE KY

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	606530	1170	5/27/03	\$610,000	2290	0	9	1966	5	15757	N	N	26 SKAGIT KY
006	606531	0630	3/26/03	\$650,000	2360	0	9	1977	4	17300	N	N	64 SKAGIT KY
006	606530	0080	11/15/05	\$750,000	2370	0	9	1972	3	23700	N	N	16 CASCADE KY
006	606531	1240	7/1/03	\$615,000	2400	0	9	1979	3	16258	N	N	8 TULALIP KY
006	606530	1210	3/12/03	\$575,000	2400	0	9	1969	4	14850	N	N	34 CHELAN KY
006	606530	0750	10/12/05	\$800,000	2420	0	9	1971	5	16500	N	N	7 COLUMBIA KY
006	606530	1190	9/15/05	\$768,000	2460	0	9	1972	3	12750	N	N	30 CHELAN KY
006	606531	1010	6/2/04	\$680,000	2470	0	9	1976	4	13500	N	N	13 TULALIP KY
006	606531	0070	11/24/04	\$762,000	2520	0	9	1974	4	14065	N	N	28 GLACIER KY
006	606530	0160	6/30/04	\$675,000	2520	0	9	1972	4	16950	N	N	32 CASCADE KY
006	606531	0110	11/5/04	\$780,000	2540	0	9	1974	3	15240	N	N	50 GLACIER KY
006	606531	0910	9/25/03	\$598,000	2580	0	9	1976	4	14252	N	N	24 LUMMI KY
006	606531	1210	2/2/05	\$849,000	2650	0	9	1976	4	16850	N	N	2 TULALIP KY
006	606531	0960	7/14/04	\$830,000	2670	0	9	1975	4	13460	N	N	80 SKAGIT KY
006	606531	0030	12/10/03	\$730,000	2670	0	9	1974	4	17150	N	N	7 NEWPORT KY
006	606531	1040	5/8/03	\$715,000	2670	0	9	1977	5	13500	N	N	7 TULALIP KY
006	606531	0240	5/11/05	\$775,000	2690	0	9	1975	3	14220	N	N	23 NEWPORT KY
006	606531	0090	4/21/03	\$678,000	2690	0	9	1974	4	15340	N	N	44 GLACIER KY
006	606530	1270	7/13/05	\$925,000	2700	0	9	1967	4	19100	N	N	46 SKAGIT KY
006	606531	0040	9/9/03	\$775,000	2700	0	9	1974	5	19390	N	N	11 NEWPORT KY
006	606531	0570	6/1/04	\$857,500	2750	0	9	1976	3	16000	N	N	36 ORCAS KY
006	606530	1250	5/27/04	\$827,950	2800	0	9	1966	5	14300	N	N	42 SKAGIT KY
006	606531	0500	7/27/04	\$830,000	2810	0	9	1974	4	23200	N	N	22 SUCIA KY
006	606531	0140	7/23/04	\$700,210	2840	0	9	1975	4	14037	N	N	56 SKAGIT KY
006	606531	0780	1/14/05	\$900,000	2900	0	9	1974	4	15426	N	N	5 LUMMI KY
006	606531	1220	4/4/03	\$705,000	2970	0	9	1978	4	16921	N	N	4 TULALIP KY
006	606531	0930	5/29/03	\$755,000	2980	0	9	1975	5	13550	N	N	32 LUMMI KY
006	606530	0860	11/17/04	\$765,000	2990	0	9	1967	3	15833	N	N	41 SKAGIT KY
006	606531	0870	9/7/04	\$695,000	3000	0	9	1977	4	13675	N	N	10 LUMMI KY
006	606530	1320	4/18/05	\$810,000	3070	0	9	1970	4	22958	N	N	49 GLACIER KY
006	606530	0180	5/10/04	\$639,950	3170	0	9	1978	5	13348	N	N	36 DECATUR KY

**Improved Sales Used in this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	606530	1420	7/18/03	\$945,000	3190	0	9	1972	5	23350	N	N	23 VASHON KY
006	606530	0790	11/17/03	\$800,000	3530	0	9	1971	5	15680	N	N	15 COLUMBIA KY
006	606530	1110	12/14/05	\$897,000	3650	0	9	1973	5	12890	N	N	14 SKAGIT KY
006	606530	0720	8/10/05	\$825,000	2890	0	10	1975	4	15400	N	N	47 CASCADE KY
006	607280	0260	8/6/04	\$1,350,000	2900	700	10	1969	3	18900	Y	Y	8 CRESCENT KY
006	606530	1260	6/28/03	\$855,000	2960	860	10	1995	3	15700	N	N	44 SKAGIT KY
006	607280	0205	7/25/05	\$2,015,000	2980	0	10	1969	3	20200	Y	Y	79 CASCADE KY
006	607280	0225	3/10/04	\$2,238,000	4650	0	11	1991	3	19900	Y	Y	71 CASCADE KY
006	606530	0500	2/8/05	\$1,550,161	5140	0	11	1984	3	19030	Y	Y	13 CRESCENT KY
006	606531	0430	8/17/05	\$2,350,000	3870	0	12	1982	3	44866	Y	Y	79 SKAGIT KY
006	607280	0270	9/29/04	\$2,560,000	5690	0	12	1996	3	19476	Y	Y	12 CRESCENT KY

**Improved Sales Removed from this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	164450	0150	6/15/04	\$1,150,000	BUILDER OR DEVELOPER SALES
003	164450	0170	9/26/05	\$609,990	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	164450	0410	4/21/04	\$542,500	RELOCATION - SALE BY SERVICE
003	164450	0410	4/21/04	\$542,500	RELOCATION - SALE TO SERVICE
003	164451	0010	10/25/05	\$743,000	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	164451	0100	11/22/05	\$769,147	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	172405	9019	8/14/03	\$4,000	QUIT CLAIM DEED; DOR RATIO
003	172405	9024	3/19/04	\$1,370,000	OBSOLESCENCE
003	183150	0020	7/31/03	\$205,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	202405	9074	7/14/05	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	322405	9045	12/8/05	\$650,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.
003	334210	0010	8/31/05	\$245,000	LACK OF REPRESENTATION
003	334210	0160	4/17/04	\$267,950	NON-REPRESENTATIVE SALE
003	334210	0400	11/21/05	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	334210	0495	10/22/04	\$250,000	DOR RATIO
003	334210	0495	6/1/04	\$185,270	DOR RATIO
003	334210	0935	3/11/04	\$162,500	IMP. CHARAC. CHANGED SINCE SALE; %COMPL
003	334210	1051	12/30/04	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334210	1200	2/1/05	\$275,000	UNFINISHED AREA
003	334210	1300	10/13/04	\$538,925	IMPROPER VALUE SELECT
003	334210	1321	2/23/04	\$104,966	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334210	1670	7/7/04	\$469,950	IMPROPER VALUE SELECT
003	334210	1675	6/17/04	\$459,950	IMPROPER VALUE SELECT
003	334210	1925	11/10/04	\$390,000	% COMPLETE
003	334210	1980	9/30/03	\$150,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334210	2115	4/15/03	\$39,332	DOR RATIO
003	334210	2165	12/30/05	\$125,000	DOR RATIO
003	334210	2220	10/22/04	\$180,000	NO MARKET EXPOSURE
003	334210	2380	9/2/03	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	334210	2441	7/16/03	\$175,000	DOR RATIO
003	334210	2442	7/16/03	\$155,000	DOR RATIO
003	334210	2450	4/23/03	\$20,000	DOR RATIO
003	334210	2835	9/3/03	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	334210	3177	4/20/05	\$519,000	PREVIOUS VALUE FOR % COMPLETE
003	334210	3177	6/27/03	\$200,000	DOR RATIO
003	334210	3178	11/29/04	\$376,000	SEG-MERGE
003	334210	3181	10/10/05	\$529,000	% COMPLETE
003	334210	3233	9/16/05	\$424,990	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	334210	3235	9/26/05	\$484,210	%COMPLETE ACTIVE PERMIT BEFORE SALE > \$25K
003	334270	0310	1/13/05	\$940,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.
003	334270	0355	8/3/05	\$850,000	TEAR DOWN
003	334270	0364	6/30/04	\$2,000	QUIT CLAIM DEED; DOR RATIO
003	334270	0405	12/19/05	\$60,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334270	0415	3/20/03	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	334270	0500	9/6/05	\$592,500	OBSOLESCENCE

**Improved Sales Removed from this Annual Update Analysis
Area 63
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	334270	0525	12/15/05	\$515,000	RELOCATION - SALE TO SERVICE
003	334270	0537	4/23/03	\$214,950	DIAGNOSTIC OUTLIER
003	334270	0552	1/31/03	\$2,400	RELATED PARTY, FRIEND, OR NEIGHBOR; ET.AL.
003	334270	0620	6/17/04	\$260,000	PREVIOUS IMP <= \$25K
003	334270	0620	5/21/03	\$189,950	PREVIOUS IMP <= \$25K
003	334330	2290	7/7/04	\$745,000	LACK OF REPRESENTATION
003	334330	2340	2/9/04	\$1,150,000	IMP COUNT
003	334330	2360	11/18/05	\$1,270,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.
003	334330	2360	9/29/04	\$767,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	334330	2390	2/5/04	\$900,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	334330	2530	5/6/03	\$535,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	334330	2795	7/20/04	\$442,713	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
003	334330	2862	1/5/04	\$650,000	DOR RATIO
003	334330	2870	12/30/03	\$1,200,500	AV DOESN'T REFLECT REDUCTION FROM APPEAL
003	334330	3000	8/17/04	\$1,200,000	LACK OF REPRESENTATION FOR POOR CONDITION
003	362860	0035	7/28/03	\$76,334	QUIT CLAIM DEED; DOR RATIO
003	362915	0050	10/22/05	\$500,000	RELOCATION - SALE TO SERVICE
003	682810	0020	2/28/03	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	606530	0060	3/13/03	\$163,489	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
006	606530	0100	9/8/04	\$730,000	NO MARKET EXPOSURE
006	606530	0350	1/28/03	\$1,685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	0510	6/27/03	\$1,005,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	0570	11/19/04	\$650,000	IMP CHARACTERISTICS CHANGED SINCE SALE
006	606530	0750	7/9/04	\$680,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	0840	1/22/03	\$1,942,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1080	5/28/03	\$665,000	OBSOLESCENCE
006	606530	1170	10/15/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1170	10/15/05	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	606530	1370	4/19/03	\$50,000	QUIT CLAIM DEED; DIVORCE; DOR RATIO
006	606531	0120	7/18/03	\$60,000	QUIT CLAIM DEED; REL. PARTY, FRIEND, OR NEIGH.
006	606531	0280	2/24/05	\$2,600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	606531	1080	3/26/03	\$670,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	607280	0040	5/23/05	\$2,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	607280	0315	6/19/03	\$1,200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	700010	1070	6/24/05	\$2,760,000	CURRENT CHAR. DO NOT REFLECT SALE CHAR.

***Vacant Sales Used in this Annual Update Analysis
Area 63***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	052305	9062	4/2/03	\$265,000	6342	Y	N
003	052305	9062	11/2/05	\$267,500	6342	Y	N
003	334270	0481	4/20/05	\$120,000	4600	N	N
003	334330	2130	10/24/03	\$650,000	3990	Y	Y

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	334210	0788	2/24/05	\$320,000	MULTI-PARCEL SALE; IMP. CHAR. CHANGED SINCE SALE
003	334270	0622	11/22/05	\$159,950	AV INCORRECT, REFLECTS REDUCED VALUE



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr